

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
Transcriber's Office

January 13, 2000 LB 419

ASSISTANT CLERK: Mr. President, Senator Coordsen would offer AM2026. (Legislative Journal page 228.)

PRESIDENT MAURSTAD: Senator Coordsen, recognized to open on your amendment to LB 419.

SENATOR COORDSEN: Thank you, Mr. President, members of the body. As I said, we went beyond the magic box and did a hard copy of the page out of the Journal for you, so you would be able to see what I am proposing, the shape that I'm proposing to put LB 419 in this morning. Quite frankly, I've stolen a great deal of this language from other states with respect to their definition of what a farm site is. Bear in mind that this language has no bearing on a change to how buildings are valued. Buildings will continue to be valued in the manner that they currently are. Neither will it have any impact on how residential property is valued outside of city limits, whether that property is part of a farm operation or is a rural residential property that is occupied by someone who is not in the business of agriculture. Those are, should stay and will stay as they are today, valued on market value, including, and that's the structure, this provides that the real estate under the residential property on a farm site would also be valued in the same manner as the nonfarm person across the road, at market value. The uniqueness of the situation that we're involved in today, and what I'm trying to bring some resolution to lies in how to value the real estate under occupied or vacant farm sites that are part of larger farming operations that have not been separated out as acreage are, by a survey, and creating a situation where the buildings are included in something that is not a production agricultural enterprise, that the barns are not used for the commercial production of livestock in an income-producing manner, that the rest of the...that the occupant is not actively involved in agriculture, and that the farm site is separate from land contiguous in agriculture. I know there are a number of questions on this. And as anything, when you get into definitions, the questions will come in two forms, I think, what does this mean, and then probably, more importantly, what's the tax policy connected with this? What does this mean, I cannot answer until the questions are asked. I believe that the tax policy that is involved in this is that